

Minneapolis
City of Lakes

Operations & Regulatory Services

John A. Bergquist Assistant City Coordinator

Inspections Division Merwyn Larson, P.E., Director

Construction Inspection Services

Connie Fournier, Deputy Director

Development Review Services Bradley J. Thorson, Deputy Director

Housing Inspection Services JoAnn Velde, Deputy Director

250 South 4th Street - Room 300 Minneapolis, MN 55415-1316

Office 612 673-5800 Fax 612 673-5819 TTY 612 673-3300 PSRS-Postponed 7/31/02

July 8, 2002

The Honorable Joe Biernat, Chair Public Safety and Regulatory Services Committee Room 307, City Hall

Minneapolis, Minnesota 55415

RE: 625 Newton Avenue North

In accordance with the Provisions of Chapter 249 of the Minneapolis Code of Ordinances, the aforementioned building located in the City of Minneapolis, constitutes a nuisance condition, and the Director of Inspections recommends that such a nuisance condition be abated by razing the building as provided in Chapter 249.

Address:	625 Newton Avenue North	Ward	5				
Legal Description:	Lot 8 - Block 18 Oak Park Addition	Lot 8 - Block 18 Oak Park Addition to Minneapolis					
Building Type:	Single Family	Dwelling Unit Number:					
Number of stories:	2. 0	Square Footage					
Council Member of the W		∑ Yes ☐ No					
Council Member of the W	ard Approves Removal?	Yes No					

RECOMMENDATION:

The City Coordinator, Assistant City Coordinator, Director of Inspections and Supervisor of Hazardous/Boarded Buildings recommends that the City Council approve the removal and razing of the above referenced building, thereby eliminating the nuisance condition.

Sincerely,

Ann Velde, Deputy Director, Housing Inspections

Craig Eliason District Supervisor, Housing Inspections

Report Prepared By

James Edin

Inspector, Hazardous/Boarded Buildings

Phone:

673-5828

www.cl.minneapolis.mn.us Affirmative Action Employer

BOARDED BUILDINGS PS & RS SUMMARY SHEET

PS & RS Committee Date:

July 31, 2002 (2:00 p.m.)

Subject Property Address:

625 Newton Avenue North

Ward: 8

Owner(s) of Record: Estelle McCray (deceased)

Taxpayer of Record: Twanna Tanner

Neighborhood Assn: Northside Residents Redevelopment Council

Attn: Sheri Pugh, Chairperson

1313 Plymouth Ave Minneapolis MN 55411

General Property Information: Lot Size: 42 x 127.4

Number of Units: 1

Building Age: 98 Yrs

Year Built: 1904

Zoning: R2B

of Stories: 2.0

Comprehensive Land Use: Low Density Residential - No special/combined uses exist

(per Neil Anderson, Zoning/Planning)

Historic Significance: Has no adverse effect if removed.

(per Greg Mathis, Zoning/Planning)

Housing Needs/Vacancy Rate: 2% - Single Family

3% - Multi Family

(per Fred Neet, Zoning/Planning)

Conditional uses or variances: None

(per Van Vorhis, Zoning/Planning)

Neighborhood Assn: We received written request: Yes No

We received response to Impact Statement: Yes No

Neigh. Impact Response: Rehab: none

Demo: none

Don't Know: none

MCDA: Recommends Demolition:

After rehab Market Value: \$100,000.

Comment:

Rehab funds are are not available. Is Is Not in CDBG area

Inspections Division: Recommends Demolition Estimated Cost to demo: \$10,500.

Comment: Dwelling had 2 severe fires - front room burnt through to basement - total gut and roof, siding, electrical, plumbing, hearing required - gross estimate based on \$90 to \$110 sq ft rehab cost - dwelling unsafe for interior inspection.

Estimated Cost To Rehab: \$95,400. to \$116,600. (plus acquisition and holding costs)

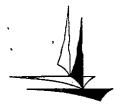
History of Neglect: Refer to data in file "History By Address"

Initial Board Date: 4/13/2001 Number of Notices: 3 Boardings: 2

Fire: Yes (4/3/01)

Owner gave auth to demo: YES NO

Submitted written rehab statement: YES | NO



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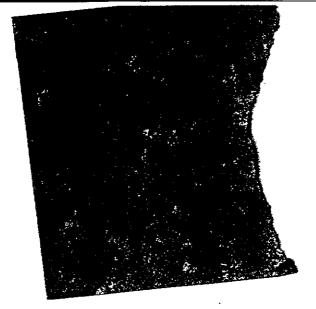
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250 South 4th Street - Room 300 Minneapolis, MN 55415-1316

Office 612 673-5800 Fax 612 673-5819 TTY 612 673-3300



July 8, 2002

Natalie Johnson Lee Council Member, Ward 5 307 City Hall 350 South Fifth Street Minneapolis, Minnesota 55415

RE: 625 Newton Ave N

Dear Council Member Johnson Lee:

This letter is to notify you that the building located at 625 Newton Avenue North, in your ward is due for a Public Safety and Regulatory Services Committee meeting on Wednesday, July 31, 2002 at 2:00 p.m. in Room 317 of City Hall

We hereby request your confirmation that this building is a public nuisance so we can proceed to request the Public Safety and Regulatory Services Committee to concur in our recommendation to eliminate the nuisance by razing said structure.

Thank you.

YES NO Date

Sincerely,

Craig Ellaam Craig Eliason

District Supervisor, Housing Inspections Services

673-5851

CE/ch

www.ci.minneapolls.mn.us Affirmative Action Employer

BOARDED BUILDINGS MCDA REPORT – CHAPTER 249 FINDINGS

INSP. USE ONLY Sent: 7-9-02

Returned:

Pursuant to Section 249.40 of the Minneapolis Code of Ordinances, MCDA submits the following information for the City Council's consideration at the public hearing regarding alleged nuisance conditions at:

625 NEWTON AV NORTH

Return To: Public Service Center, 250 So. 4th St (Boarded Bldgs--Room 300), as soon as possi

Date of PS & RS hearing		Soarded I	BldgsRoom 300) as soon as pos	ssible.
			·-	•	
MOBE COMPLETED DRIVE	INSPECTIONS				
Zoning:	Number of Units:	1	Number of Bath	s:	
Lot Size: 42 X 127.4	Number of Stories:	2	Heating Type:	H20	
Building Age: 98 YAS	Number of Rooms:	5	Foundation Type	e: BLOCK	
Gross Living Area: 1060	Number of Bedrooms	: 2			
Foundation Size: Full	X Partial	Crawl S	pace		
Car Storage: 🔀 Garag		Parking	Pad Nor	ne 12 x 20	
Estimated Cost of Demolition	n: \$10,500	00			causilities
Estimated Cost of Code Com	pliance Rehabilitation:		95,400 -	116.600.00	+ 3 ca + api
Comments: 2 Sever	^		Room Burn	1 1 2 2 2	14
			ODF, SIDING		
PLUMBING HEATIN		620		7	
490 \$110.00 SQF	DOT REHAB CO	T. 34	G UNSKIE 4	OR DIRECTOR	- INSPECTION
	THSPETTIONS			DEMO	
Jones W Fili		•		<i></i>	02
Signature				Date	
					-
TO BE COMPLETED BY				a este a la carrie a	
After Rehab. Market Value:_	# 100,000	L.F.			-
Assistative CD 1 1 E I					
Availability of Rehab. Funds					
CDBG Designated Area:	Yes No	**.*			
	ehabilitation 🔀 Demo	lition			
Comments:					
Signature (Earl Pottiford)	2	·. ·	_7/	//6/02 Date	



625 Newton Ave North



Boarded Buildings

NN

Zoning/Planning Departments Report - 673-2597

Chapter 249 Eindings

INSP. USE ONLY Sent: JULY 2, 2002 Completed:

Pursuant to Section 249,40 of the Minneapolis Code of Ordinances, the Zoning/Planning Departments Submit the following information for the City Council's Consideration at the public hearing regarding alleged nuisance conditions at:

625 NEWTON AVENUE NORTH

RETURN TO BOARDED BUILDINGS, 300 PUBLIC SERVICE CENTER

no later than: JULY 17, 2002

PS & RS hearing scheduled for: JULY 31, 2002	
Zoning	
1. The subject property is zoned: R2B	
2. Do special connecil permits, conditional uses, or variances exist at this address? Yes	\(\sigma\)\(\sigma\)
3. Comments:	
	· · · · · · · · · · · · · · · · · · ·
Van Voelis	July 2, 2002
Signature (Van Vorhis)	Date'
COMPREHENSIVE LAND USE	THE STATE OF THE PERSON OF THE
1. The subject property's comprehensive land use plan classification is: (au) dev	ater Kepidentia
2. Special/combined uses exist at this address? Yes No	
3. Comments:	
M 1/	7/1-
Tell Judeun	1/2/02
Signature (Neil Anderson)	Date
Signature (Neil Anderson)	Dak
HISTORIC SIGNIFICANCE	
1. The subject property is: Nationally registered Locally designated as history	
A potential historic resource No adverse effect if remov	
2. Comments:	
2 000	1 1
	1/17/2000
1 IVIA	1111000
Signature (Greg Mathis)	Date
HOUSING NEEDS	
1. Neighborhood vacancy rate is: 2 % Single-Family 3 % Multi-Famil	
1. Neighborhood vacancy rate is: 2 % Single-Family 3 % Multi-Famil	
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1. Neighborhood vacancy rate is: 2 % Single-Family 3 % Multi-Famil 2. Planning Department Perspective:	7-2-02
1. Neighborhood vacancy rate is: 2 % Single-Family 3 % Multi-Famil 2. Planning Department Perspective: Signature (Fred Need)	у

NOTICE OF PUBLIC HEARING

PURSUANT TO CHAPTER 249 MINNEAPOLIS CODE OF ORDINANCES, THE

DIRECTOR OF INSPECTIONS HAS DETERMINED THE DWELLING ON THE

PREMISES COMMONLY KNOWN AS 625 Newton Avenue North

AND LEGALLY DESCRIBED AS Lot 8, Block 18 - Oak Park Addition

CONSTITUTES A NUISANCE CONDITION WITHIN THE MEANING OF THE

ORDINANCE.

THE DIRECTOR OF INSPECTIONS RECOMMENDS THAT THE STRUCTURE BE

RAZED/REHABILITATED. IF IT IS RAZED THE COSTS WILL BE ASSESSED.

TO THE PROPERTY.

THE PUBLIC SAFETY AND REGULATORY SERVICES COMMITTEE OF THE

317

MINNEAPOLIS CITY COUNCIL WILL HOLD A PUBLIC HEARING IN ROOM 1322,

CITY HALL ON Wednesday, July 31, 2002

AT=1:302P.M. TO ACT ON THIS

RECOMMENDATION.

THIS NOTICE IS THE PROPERTY OF THE CITY OF MINNEAPOLIS

WARNING

DO NOT REMOVE UNDER PENALTY OF LAW

DATEDJuly 17	, 2002		
•		***	-
Division of Inspections.	250 S. 4th St. Minneapolis, MN 55415		673-5828



City of Minneapolis

Operations & Regulatory Services

John A. Bergquist Assistant City Coordinator

Inspections Division

Merwyn Larson Director

Connie Fournier Deputy Director

NOTICE OF REQUIRED FIRE REPAIR

Jim Newham -no new permits Hatus?

250 South 4th Street - Room 300 Minneapolis MN 55415-1316

> Office (612) 673-5800 Fax 673-5819 ΠY 673-3300

Building 673-5842 **Electrical** 673-5868

Environmental 673-5897 Heating 673-5847

Housing 673-5858 Plan Review 673-5831

673-5845 Plumbing

673-5856 Rental Licensing

673-5836 Zoning

April 10, 2001

Ms. Estelle McCray 625 Newton Ave. N. Minneapolis, MN 55411

RE: 625 Newton Ave. N.

Dear Ms. McCray:

The Minneapolis Fire Department has notified the Inspections Division that damage has occurred at the above listed property on 04/03/01. Per Minneapolis Code of Ordinances Sections 87.100, 85.100 and 85.20 and Uniform Building Code Sections 102, 1605.1 and 3402, you are required to obtain a building permit and any other necessary permits (i.e. electrical, plumbing, etc.) and complete the repairs. After you have obtained the building permit, you must call the inspector whose name and phone number is on the permit to conduct the required framing inspection. You must obtain this permit and call for the framing inspection within 60 days (June 11, 2001), or this matter will be referred to the city attorney's office for legal action.

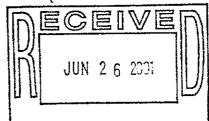
You or your contractor may obtain a permit from this office during the hours of 9 a.m. - 3 p.m. Monday through Friday. If you are unsure how to make the repairs, which will comply with the requirements of the building code, you will need the services of a design professional. The permit fee is based on the dollar value of repairs.

Sincerely,

Tell Be

Nell Bean Building Inspections 612-673-2327

6/25/01 - No signs
of activity or workwindows/doors boarded



www.ci.minneapolis.mn.us Affirmative Action Employer

BOARDED BUILDINGS OFFICIAL PUBLICATION

Notice is hereby given to:

(Published Finance & Commerce)

Dated: 07/08/02

Twanna Tanner, 3627 Thomas Ave N, Minneapolis MN 55412					
Gary Rohweder, 3201 North 3 rd St. Minneapolis MN 55412					
James Tuzinski, 7050 Brooklyn Blvd. Brooklyn Center MN 55429					
Advanced Allstate Restoration, Inc. 3201 North 3 rd St. Minneapolis MN 55412					
`					
<u> </u>					

The Inspections Division of Regulatory Services of the City of Minneapolis ("Inspections") conducted an inspection of the proprty generally known and described as 625 Newton Avenue North

Legal Description: Lot 8, Block 18, Oak Park Addition to Minneapolis, according to the recorded plat thereof, and situated in Hennepin County, Minnesota

Property Identification Number: 21-029-24-23-0050 in the City of Minneapolis, County of Hennepin, State of Minnesota, which you own, have under your control, or in which you have an interest.

This announcement is to notify you that the above described building constitutes a nuisance condition under Chapter 249 of the Minneapolis Code of Ordinances. Accordingly, we are requesting the Public Safety and Regulatory Services Committee of the Minneapolis City Council to concur with our recommendation to raze this structure and to assess all costs to real estate as a special assessment. This meeting will be held in Room 317, City Hall on Wednesday, July 31, 2002 at 2:00 P.M. You have the right to appear individually or through a representative, or to submit a written statement to Inspections. You have the right to examine and cross-examine witnesses appearing at the hearing and offer such evidence as may bear on the decision to demolish or rehabilitate the building. You have the opportunity to review the Inspections file prior to the hearing, by arranging for review at the Inspections office. The hearing will be electronically recorded.

If you wish to contest the Inspections' recommendation, you must provide to Inspections a statement itemizing the cost to rehabilitate the building in order to demonstrate the feasibility of rehabilitation. This statement must be **RECEIVED** by Inspections at least 48 hours prior to the hearing. For example: For a hearing on Wednesday at 1:30 p.m., your statement must be delivered to Inspections by 1:30 p.m. on Monday to receive consideration.

Further information on the above matter may be obtained from Craig Eliason at (612) 673-5851

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